BOOK 4406 PAGE 895 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF March 1970.

Notary Public

MY COMMISSION EXPIRES: 5 3 72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Clyde P. Holland, Law Firm of Warfield, Entrekin & Jones, Third National Bank Building
NAME Nashville, Tennessee 37219 ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gideon W. Welborn, Jr./et ux (NAME)	First & Mid-South Mortgage Co. (NAME)	Map 116 Pt. Par. 76.1
3321 Ironwood Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, THURMAN HOME BUILDING CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GIDEON W. WELBORN, JR. AND WIFE, SIBYL B. WELBORN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 256, Hickory Bend, Section 4, as of record in Book 4175, page 34, Register's Office for Said County.

SAID Lot No. 256 fronts 65 feet on the westerly side of Ironwood Drive and runs back between lines, 160.4 feet on the northerly line and 175 feet on the southerly line, to a line at the rear measuring 66.2 feet thereon.

BEING part of the same property conveyed to Thurman Home Building Corporation by deed from Waterfall Developers, Inc., of record in Book 4292 page 468, Register's Office for Davidson County, Tennessee.

Conveyance is made subject to restrictive covenants of record in Book 4272, page 832, RODC, Tennessee; and the plan of record in Book 4175, page 34, said Register's Office shows an Owner's Certificate, a 30 foot minimum building setback line from Ironwood Drive, and a 10 foot easement for public utility and drainage purposes along the rear line of said lot, and a 2.5 x 25 foot utility anchor easement located on the northeasterly corner of said lot.

This is unimproved ( ) improved (X) property, known as 3321 Ironwood Drive, Nashville, Tennessee 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 19 day of March, 1970

THURMAN HOME BUILDING CORPORATION

BY: Lewis D. Pride

LEWIS D. PRIDE, PRESIDENT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19__.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared LEWIS D. PRIDE and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the PRESIDENT and _____ respectively of the THURMAN HOME BUILDING CORPORATION the within named bargainor, a corporation, and that (he) as such PRESIDENT and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said LEWIS D. PRIDE as such PRESIDENT, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 19 day of March, 19 70.

My commission expires 5-3-70

_____
Notary Public

NOTARY PUBLIC DAVIDSON CO. TENN.

WARRANTY DEED

FROM

TO

A 72650

IDENTIFICATION REFERENCE

MAR 27 8 41 AM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

MAR 27 70	CONV	20,600.00				
MAR 27 70	S'TAX		A*	53.56		
MAR 27 70	PR'FEE		A*	.50		
MAR 27 70	W'DEED		A*	3.00	*	57.06